

M: 23-105
Higgins Tavern
Montgomery County

Higgins Tavern, located at 16812 Georgia Avenue on the west side of the road, is sited close to the road, and facing east.

Originally constructed circa 1820, Higgins Tavern consists of three distinct sections: the original, two-bay, 1-1/2-story log section; a three-bay, 2-1/2-story, side-passage addition covered with a steeply pitched gable roof; and a one-story, single-bay lean-to wing on the north end. Set upon a fieldstone foundation, reinforced with concrete, the tavern has a combination of German siding, tar paper and vertical siding on its exterior walls. The building fabric is seriously deteriorated in the log section, while that of the 2-1/2-story section can be characterized as dilapidated but not beyond repair.

The tavern was prominently sited on Georgia Avenue which, by 1816, existed as a branch of the Brookeville-Georgetown Road. It was originally constructed by Lucretia Beall, owner, and the first known tavern keeper. It operated as a tavern beginning in at least 1829 until 1872. In its last known year as a tavern, the building was the site of the 1872 Democratic Party Meeting. It later became a private residence. Higgins Tavern provides an important link to the commercial history of Montgomery County and provides an excellent example of an early 19th-century tavern building--a once-common, but not rare, building type. Higgins Tavern meets Criterion A, C, D of the Maryland Inventory of Historic Properties.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. M-23-105

=====

1. Name of Property

=====

historic name Higgins Tavern

common/other name _____

=====

2. Location

=====

street & number 16812 Georgia Ave Not for publication _____

city or town _____ vicinity X state Maryland code MD

county Montgomery code _____ zip code 20833

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3. State/Federal Agency Certification

N/A

=====

4. National Park Service Certification

N/A

=====

5. Classification

=====

Ownership of Property (Check all that apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property (Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing Noncontributing

<u>1</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>	_____	Total

Is this property listed in the National Register?

Yes _____ Name of Listing _____ No X

Maryland Inventory of Historic Properties
Higgins Tavern
Montgomery County, Maryland

Inventory No. M-23-105
Page 2

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6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: COMMERCE/TRADE Sub: Restaurant:Tavern

Current Functions (Enter categories from instructions)

Cat: VACANT/NOT IN USE Sub: _____

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

Vernacular

Materials (Enter categories from instructions)

foundation Fieldstone reinforced by concrete

roof Raised seam metal

walls WOOD: German siding

other _____

Narrative Description (Describe the historic and current condition of the property.)

See Continuation Sheet No. 7-1

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8. Statement of Significance

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Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☒ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Maryland Inventory of Historic Properties
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=====
Areas of Significance (Enter categories from instructions)

COMMERCE

Period of Significance c.1820 - c.1880

Significant Dates c.1820
1872

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation _____

Architect/Builder _____

Narrative Statement of Significance (Explain the significance of the property.)

See Continuation Sheet No. 8-1

=====

9. Major Bibliographical References

=====

(Cite the books, articles, legal records, and other sources used in preparing this form.)

Annals of Sandy Spring, Vols. I-V, Sandy Spring, MD.: Privately Printed.

Farquhar, Roger Brooke. *Old Homes and History of Montgomery County, MD.* Silver Spring, MD., 1952, 1962.

Montgomery County Historical Society, Rockville, MD., Vertical Files.

Montgomery County Land Records, Montgomery County, Maryland.

Sandy Spring Museum, Sandy Spring, Maryland, Vertical Files.

Genealogical Abstracts, *Montgomery County Sentinel* 1855-1899.

Maps and Drawings and Photographs

Hopkins, G.M., comp. *Atlas of Fifteen Miles around Washington, including the County of Montgomery, Maryland*, 1879. Reprint. Rockville, MD.: Montgomery County Historical Society, 1975.

Martenet, Simon L. *Martenet and Bond's Map of Montgomery County*, 1865.

=====

10. Geographical Data

=====

Acreage of Property .5 acres

Verbal Boundary Description (Describe the boundaries of the property.)

The Higgins Tavern property is limited to the tavern building itself and does not include the other buildings on the Parcel #707 on Tax Map HT 561.

Boundary Justification (Explain why the boundaries were selected.)

The Higgins Tavern is the only resource remaining on the parcel from the original period of construction. All of the other buildings are not associated with the Historic Tavern, and thus were not surveyed.

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11. Form Prepared By

=====

name/title Kimberly Williams/Michele Naru, Architectural Historians
organization M-NCPPC date _____
street & number 8787 Georgia Avenue telephone 301/563-3403
city or town Silver Spring state MD zip code 20910

=====

12. Property Owner

=====

name Fred Burka and Marvin Goldman
street & number 4813 Massachusetts Avenue telephone _____
city or town Washington D.C. state _____ zip code 20016

=====

MARYLAND INVENTORY OF HISTORIC PROPERTIES

CONTINUATION SHEET

Section 7 Page 1

Inventory No. M-23-105

Higgins Tavern

name of property

Montgomery County, MD

county and state

=====

ARCHITECTURAL DESCRIPTION

Higgins Tavern, located at 16812 Georgia Avenue on the west side of the road, is sited close to the road, and facing east. Originally constructed circa 1820, Higgins Tavern consists of three distinct sections: the original, two-bay, 1-1/2-story log section; a three-bay, 2-1/2-story, side-passage addition covered with a steeply pitched gable roof; and a one-story, single-bay lean-to wing on the north end. Set upon a fieldstone foundation, reinforced with concrete, the tavern has a combination of German siding, tar paper and vertical siding on its exterior walls. The building fabric is seriously deteriorated in the log section, while that of the 2-1/2-story section can be characterized as dilapidated but not beyond repair.

Exterior Description:

Log Section:

The earliest part of the tavern building is a 1-1/2-story log section, built circa 1820. Set upon a rubble stone foundation, the log building is covered with a gable roof with rough tree limbs forming the roof rafters. Two of the walls of this section have exposed logs on both the interior and the exterior, while the other two walls are clad with on the exterior with German siding. The exposed log sections (and other areas observable without major removal of wall fabric) show significant deterioration.

The east elevation facing Georgia Avenue has a door, a large first-story 2/2 window and two small, second-story windows. The standing seam roof is painted and in reasonably good condition. A large brick chimney, rebuilt with old and new bricks and now in deteriorated condition, joins the log section of the house with the later two-story I-house section.

A one-story porch (20th century) extends across the rear elevation of the log section. The walls are clad with a combination of German siding and vertical siding typical of early twentieth-century porch construction.

Interior elements of the log section are later, dating to the early decades of the twentieth century. Subsequent changes in the floor plan have occurred.

MARYLAND INVENTORY OF HISTORIC PROPERTIES

CONTINUATION SHEET

Section 7 Page 2

Inventory No. M-23-105

Higgins Tavern

name of property

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=====

2-1/2-story section:

To the south of the log section is the more prominently-visible 2-1/2-story frame section, built in the second quarter of the 19th century. Set upon a parged, and thus not visible foundation, this frame structure is three bays wide, and is covered with a steeply-pitched, and character-defining, gable roof, clad with standing seam metal. The walls are clad with German siding. The interior features a side-passage, one-room-deep plan.

This section is fenestrated by 6/6 and 6/1 windows. Several of the 6/6 sash appear to be original to the house, although most are replacements. This addition was also altered earlier in the twentieth century with Colonial Revival-style interior and exterior features. A first-story ceiling of stamped metal in one room dates to the very early twentieth century.

A large shed-roof addition is located at the rear of this section. It has a parged foundation and rough vertical board over earlier siding. The front porch, also a later addition, is enclosed with a variety of multi-paned sash and a multi-paned door and rests on a concrete block and brick foundation, indicating its twentieth-century date.

The attic has sash-sawn rafters pegged at the roof ridge.

The basement under this section is partially excavated, with large rough-hewn log sills and joists, foundation stones, and earthen walls and floor.

Lean-to Addition:

To the north of the log section is a lean-to addition with a shed roof, small windows and German lap siding covering interior and exterior walls. The windows and trim indicate an early 20th century date of construction.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Section 8 Page 1

Inventory No. M-23-105

Higgins Tavern

name of property

Montgomery County, MD

county and state

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STATEMENT OF SIGNIFICANCE

The Higgins's Tavern is located at 16812 Georgia Avenue, south of Olney. The tavern, constructed circa 1820, was prominently sited on Georgia Avenue which, by 1816, existed as a branch of the Brookeville-Georgetown Road. The tavern was originally constructed as a 1-1/2-story log building by Lucretia Beall, owner, and the first known tavern keeper. Later enlarged by a 2-1/2-story, side-passage frame addition, the building operated as a tavern beginning in at least 1829 until 1872. In its last known year as a tavern, the building was the site of the 1872 Democratic Party Meeting. It later became a private residence. Higgins Tavern provides an important link to the commercial history of Montgomery County and provides an excellent example of an early 19th-century tavern building--a once-common, but not rare, building type. Higgins Tavern meets Criterion A, C, D of the Maryland Inventory of Historic Properties.

Historic Context¹:

The first mention of the tavern appears in the 1829 assessments, when Lucretia Beall was taxed \$100 for a 1/2-acre "Improved Lot" with "Tavern Stand". She had purchased 33 square perches (8,984 square feet) from the estate of Samuel Beall three years previously, part of "Batchellor's Forest" on the road from Rockville to Baltimore.²

In 1847, Thomas L. F. Higgins purchased 127.5 acres "adjoining the L. F. Higgins Tavern" for \$191.25, but he later asked that Lucretia Beall be substituted as the purchaser and that the land be conveyed to her.³ Higgins was later the subject of a suit by William Holmes, administrator of the Estate of Richard Holmes. William Holmes claimed that in 1846, Richard Holmes asked Higgins to collect debts totaling \$850, and that Higgins collected them but then refused to turn over the money to him. Although a previous attempt through the Court resulted in Higgins being required to pay \$639.54, much of the judgement was still unpaid. Holmes noted that Higgins was indebted to "sundry other persons" and has purchased land which he turned over to Lucretia Beall. Holmes further charged that Thomas Higgins had "made and received large sums of money; that the said Lucretia Beall is an unmarried woman, living

¹ From 1979 MHT Form by Margaret Emery and Eileen McGuckian

²Montgomery County Courthouse, Deed Book BS 1 Folio 113

³Montgomery County Courthouse, Judgement Book STS 1 Folio 562-577; Book STS 3 Folio 620

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. M 23-105

Section 8 Page 2

Higgins Tavern
name of property
Montgomery County, MD
county and state

=====

in the house with the said Higgins, and pursuing no ostensible business, and having a large number of children and no ostensible means of livelihood, except the house and lot hereinafter mentioned... the said Lucretia, is the reputed owner of the Tavern house and a lot of land attached thereto, occupied for many years past, by the said Thomas as an ordinary. That the said Tavern house was when first taken by the said Thomas in a dilapidated condition, with very indifferent outhouses and enclosures of merely nominal value, but that since the occupancy of said Thomas, the said Tavern house has been almost rebuilt, very much improved, and considerable sums have been expended in buildings, improvements, and enclosures, so that the property is worth four-fold its original value, and your orator believes said improvements have been made entirely by the said Thomas..."

Lucretia answered the Bill of Complaint by saying that she knew nothing of the debts, that Higgins was only the agent to buy land for her, and that she was acting in good faith. She noted that Higgins had lived in the house with her for the last 20 years, but that improvements on her Tavern had been made with her own money. The case was settled in 1857, the Court finding that "the said Higgins who has recently died, owned no property at the commencement of this suit nor at any time since." Lucretia retained her Tavern.⁴

The 1865 Martenet and Bond Map shows the "H.O. Higgins Hotel" on the site. Higgins relationship to Lucretia Beall or Thomas Higgins is unknown. However, two years later, in 1867, Lucretia sold the old building and 88.75 acres to Margaret, wife of Hilleary O. Higgins, for \$3,500.⁵

The Higgins Tavern was still operating in October 1872, when it was the scene of a public meeting held for Democratic Candidates Greeley, Brown and Ritchie,⁶ but ceased operation not long afterward. The Hopkins Map of 1879 does not specifically label the building, although it seems probable from the bracket on the map that the delineator intended to label two buildings north of the Black Smith Shop but didn't complete the task.⁷ It is possible that H.O. and Margaret Higgins lived at the former tavern building.

⁴Montgomery County Courthouse, Equity Case 94, 1866

⁵Montgomery County Courthouse, Deed Book EBP 4 Folio 363

⁶Montgomery County *Sentinel*, October 18, 1872

⁷ This same oversight or error is found elsewhere on the Hopkins Map.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. M 23-105

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Higgins Tavern
name of property
Montgomery County, MD
county and state

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H.O. Higgins died in 1901 "near Oakdale", and Margaret Higgins died soon after. Their heirs, Edgar and Josephine Higgins, sold the property in 1905 to George W. Shaw,⁸ who in turn willed it to Laura Virginia Shaw.⁹ After George W. Shaw's death, his executor sold the land, in 1922, to Oscar Martin,¹⁰ who for many years operated Martin's Dairy, Inc. The Martins had moved out of Washington D.C., acquired a dairy herd, and for several years shipped milk to Washington. The Martins also grew alfalfa and raised hogs. The Fred Burka and Marvin Goldman (present owners) purchased the 133.85 acres of land, including the old Tavern property, from the Martin's in 1959. They leased the property for several years, but it presently stands on a ½-acre of land, vacant and in ruinous condition.

⁸Montgomery County Courthouse, Deed Book 184 Folio 340

⁹Montgomery County Orphan's Court Records, Book HCA 14 Folio 217

¹⁰Montgomery County Courthouse, Deed Book 320 Folio 197

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. M-23-105

Higgins Tavern

name of property

Montgomery County, MD

county and state

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HISTORIC CONTEXT:

Geographic Organization: Piedmont

Chronological/Development Period (s):

Agricultural- Industrial Transition, 1815-1870

Industrial/Urban Dominance, 1870-1930

Prehistoric/Historic Period Theme (s):

Economic (Commercial and Industrial)

RESOURCE TYPE(S)

Category: Building

Historic Environment: Rural

Historic Function (s): Commerce: Tavern

Known Design Source: Unknown

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. M-23-105

Higgins Tavern

name of property

Montgomery County, MD

county and state

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Chain of Title:

October, 26, 1826 Lucretia Beall purchased property from the estate of Samuel Beall. She bought 33 square perches of land with improvements for \$412.00. 33 square perches of land is just under 9,000 square feet. Parts of tracts Bachellor's Forest and the Resurvey of Batchellor's Forest (Deed Book BS 1 Folio 113)

1829 Lucretia Beall was assessed for an improved lot with a tavern stand.

1851 Thomas Higgins was listed in a professional directory as a Hotel Keeper "near Mechanicsville" (present-day Olney).

1856 Thomas Higgins died.

1856 Lucretia Beall sold 27 ½ acres of land to Margaret Higgins (wife of H.O. Higgins, whose relationship to Thomas Higgins is unknown). H.O. Higgins paid \$300.00 for the land, which "touches the east edge of the Turnpike [Washington-Brookeville Turnpike]" (Deed Book JGH 5 Folio 101)

1860 H.O. Higgins (Margaret's husband) was enumerated in the Census as a tavernkeeper.

1865 The "H.O. Higgins Hotel" is shown on The Martinet and Bond Map corresponding to its present-day location on Georgia Avenue.

October 30, 1867 Lucretia Beall sold two parcels of land to Margaret Higgins (wife of H.O. Higgins). Higgins paid \$3,500.00 for the two parcels which included: 1) 88 3/4 acres of land; and (This is believed to be the Tavern) 2) 33 square perches. The land records note that these two parcels were on the Washington-Brookeville Turnpike. (Deed Book EBP 4 Folio 373)

1870 H.O. Higgins is still enumerated in the Census as a tavernkeeper.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No.. M-23-105

Higgins Tavern

name of property

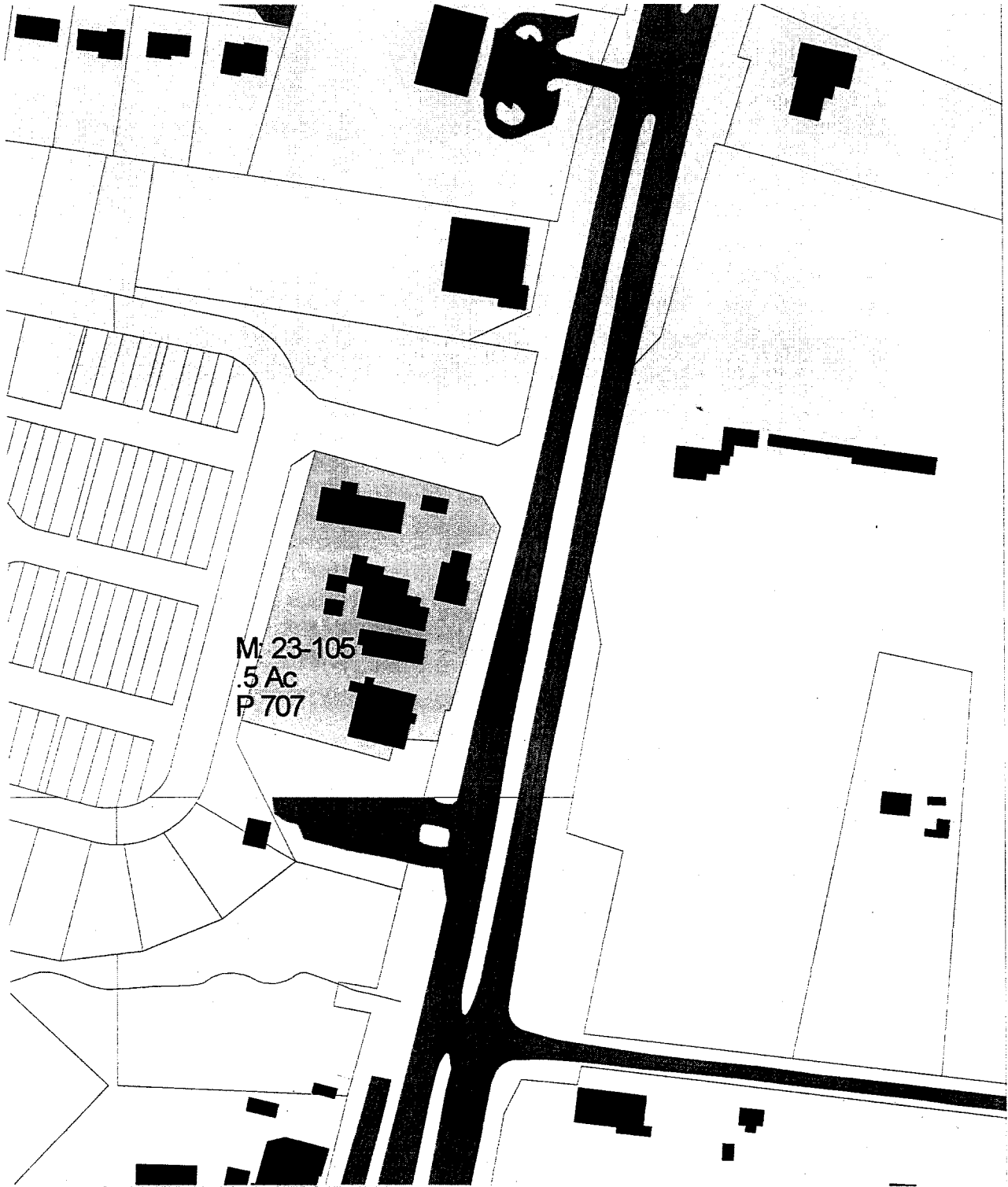
Montgomery County, MD

county and state

=====

1872	Democratic party meeting attended by candidates Greeley, Brown, and Ritchie was held at the tavern, as reported in the <u>Sentinel</u> on October 18, 1872.
	The tavern is thought to have ceased operation shortly thereafter.
1879	The Hopkins Map of 1879 shows buildings in the location of the tavern and includes a bracketed label but omits the name.
December 9, 1905	H.O. Higgins died. Margaret died soon thereafter. Edgar and Josephine Higgins (children of H.O. and Margaret) sells the Tavern and property to George W. Shaw. 88.75 acres. (Deed Book 184 Folio 340)
August 15, 1922	The property was sold to Oscar C. Martin by the executor of the estate of George W. Shaw, Burton Bready. (Deed Book 320 Folio 197)
March 28, 1947	Oscar C. Martin died.
January 7, 1949	Barbara L. Martin, widow, conveys to Martin's Dairy, Inc. 150 acres. (Deed Book 1221 Folio 50)
December 22, 1959	Fred Burka and Marvin Goldman buys of Martin's Dairy. Present Owners. (Deed Book 2696 Folio 267)

HIGGINS TAVERN (M: 23-105)



Casual User Application



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

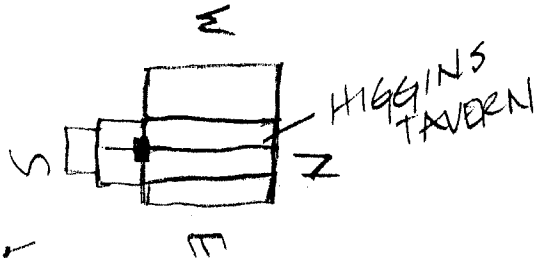
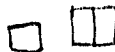
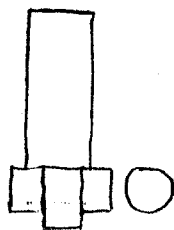


Scale 1" = 200'





HIGGINS TAVERN
M: 23/105



GEORGIA AVE

Copyright (C) 1997, Maptech, Inc.



M.

23-105

HIGGINS TAVERN

MONTGOMERY CO., MD

KIM WILLIAMS

7-8-99

MARYLAND SHPO

NORTHWEST OBLIQUE LOOKING SOUTHEAST

1 of 2



M:
23-105

HIGGINS TAVERN
MONTGOMERY CO., MD

KIM WILLIAMS

7-8-99

MARYLAND SHPO

SOUTH ELEVATION

2 OF 2

ACHS SUMMARY FORM

M:23-105
(date entered 3-12-80)

1. Name: Higgins Tavern/Hotel (Silo Inn Antique Shop)

2. Planning Area/Site Number: 23/105 3. M-NCPPC Atlas Reference: Map 16

G-4

4. Address: 16812 Georgia Avenue, Olney

5. Classification Summary

Category	<u>building</u>	Previous Survey Recording	<u>M-NCPPC</u>
Ownership	<u>private</u>	Title and Date:	<u>1976 Inventory of</u>
Public Acquisition	<u>N/A</u>		<u>Historical Sites</u>
Status	<u>occupied</u>		
Accessible	<u>yes: restricted</u>	Federal	<u>State</u> <u>x</u> <u>County</u> <u>x</u> <u>Local</u>
Present use	<u>commercial</u>		

6. Date: c. 1829

7. Original Owner: Lucretia Beall (?)

8. Apparent Condition

a. fair b. altered c. original site

9. Description: This 6 bay by 2 bay log house sits close to Georgia Avenue facing (south) east. Built on fieldstone foundations which have been reinforced by poured concrete, this house has 3 distinct sections: the 3 bay $2\frac{1}{2}$ story south section with a steeply pitched "A" roof, the 2 bay $1\frac{1}{2}$ story middle section, and a 1 bay, 1 story north lean-to section. The house has a combination of milled white German clapboarding, tar paper, and vertical siding on its exterior walls.

Both major sections of the house have gable roofs, and salt-box type shed roofs have been added to the rear of both. All are covered with raised seam metal. There is a variety of windows throughout the house, and some are flanked by green wooden louvered shutters. A small frame barn, small shed, and other frame connecting sheds on the property are in deteriorated condition.

10. Significance: This log building may have originally been constructed for use as a tavern. Its location along the well-traveled old road to Westminster kept it in that use for many years.

The tavern is first mentioned in the 1829 assessments, when Lucretia Beall was taxed \$100 for an "Improved Lot" with "Tavern Stand". A law suit against Higgins for unpaid debts charged that he lived with Lucretia Beall "an unmarried woman" in the tavern and that he put all his money into the improvement of the Tavern so that "the said Tavern house has been almost rebuilt",... Lucretia answered that she knew nothing of the debts, that Higgins was only the agent to buy land for her, that he had lived in the house with her for the last 20 years, but that improvements on her tavern had been made with her own money. Higgins had died by the time the case was settled in 1856, the Court finding that he had owned no property. Lucretia retained her tavern.

On the 1865 Martenet and Bond map, H.O. Higgins is shown as operating a hotel at this site. His relationship to Lucretia Beall and Thomas Higgins is unknown. In 1867, Lucretia sold the old building to Hilleary's wife Margaret. The Higgins Tavern was the scene of a public meeting held for the democratic candidates in 1872, but ceased operations not long after that.

11. Researcher and date researched: Margaret Emery/Eileen McGuckian - 10/79

Reed/Dwyer - Architectural Description

12. Compiler: Gail Rothrock

13. Date Compiled: 10/79

14. Designation

Approval

15. Acreage: c. $\frac{1}{2}$ acre

MARYLAND HISTORICAL TRUST

M: 23/105

MAGI#

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Higgins Tavern/Hotel

AND/OR COMMON

(Silo Inn Antique Shop)

2 LOCATION

STREET & NUMBER

16812 Georgia Avenue

CITY, TOWN

Olney

VICINITY OF

CONGRESSIONAL DISTRICT

8

STATE

Maryland

COUNTY

Montgomery

3 CLASSIFICATION

CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

PRESENT USE

☐ AGRICULTURE☒ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☐ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER:**4 OWNER OF PROPERTY**

NAME

Fred Burka & Marvin Goldman

Telephone #: Unlisted

STREET & NUMBER

4813 Massachusetts Avenue, N.W.

CITY, TOWN

Washington, D.C.

VICINITY OF

STATE, zip code

20016

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Montgomery County Courthouse

Liber #: 2696

Folio #: 267

STREET & NUMBER

CITY, TOWN

Rockville

STATE

Maryland 20850

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

M-NCPPC Inventory of Historical Sites

DATE

1976

☐ FEDERAL ☒ STATE ☒ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

Park Historian's Office

CITY, TOWN

Rockville

STATE

Maryland 20855

7 DESCRIPTION

M:23-105

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This six bay by two bay log house sits close to Georgia Avenue facing (south) east. Built on fieldstone foundations which have been reinforced by poured concrete, this house has three distinct sections: the three bay two-and-a-half story south section with a steeply pitched "A" roof, the two bay one-and-a-half story middle section, and the one bay one story north lean-to addition. The house has a combination of milled white German clapboarding tar paper, and vertical siding on its exterior walls.

The south main section's three bays are now obscured by a one-story glass-enclosed porch with shed roof. A door with transom lights is in the southeast corner of this facade and present windows are six-over-one, double-hung, although the old sash and glass indicate original six-over-six windows. The southwest exterior wall of this section has been covered with green astro turf and bears the message: "Antiques, Draperies, Upholstery". The main section is similar to the James Barnsley house farther up Georgia Avenue in Olney.

The smaller middle section has a central door and two small openings tucked under the eaves on the east facade. There is a two-over-two window in the southeast corner on the first level. Between the two sections are two exterior brick chimneys. Apparently there are fireplaces in both stories, but the chimney bases are covered by the smaller section.

Both major sections of the house have gable roofs, and salt-box type shed roofs have been added to the rear of both. All are covered with raised seam metal. There is a one-story lean-to with shed roof on the northwest elevation of the southwest section.

There is a variety of windows throughout the house, and some are flanked by green wooden louvered shutters. Two bulkheads lead to the cellar on the south side of the house.

There is a small frame barn, small shed, and other frame connecting sheds on the property. All are in deteriorated condition.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

M:23-105

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY) Local History	
		<input type="checkbox"/> INVENTION			

• SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

This log building may have originally been constructed for use as a tavern. Its location along the well-traveled old road to Westminster kept it in that use for many years.

The first mention of the tavern appears in the 1829 assessments, when Lucretia Beall was taxed \$100 for a half-acre "Improved Lot" with "Tavern Stand". She had purchased 33 square perches (8,984 square feet) from the estate of Samuel Beall three years previously, part of "Bachelor's Forest" on the road from Rockville to Baltimore.¹

In 1847, Thomas L. F. Higgins purchased 127½ acres "adjoining the L. F. Higgins tavern" for \$191.25, but he later asked that Lucretia Beall be substituted as the purchaser and that the land be conveyed to her.² Higgins was later the subject of a suit by William Holmes, administrator of the estate of Richard Holmes. Holmes claimed that in 1846 Richard Holmes asked Higgins to collect debts totaling \$850, and that Higgins collected them but then refused to turn over the money to him. Although a previous attempt through the Court resulted in Higgins being required to pay \$639.54, much of the judgment was still unpaid. Holmes noted that Higgins was indebted to "sundry other persons" and had purchased land which he turned over to Lucretia Beall. Holmes further charged that Thomas Higgins had

"made and received large sums of money; that the said Lucretia Beall is an unmarried woman, living in the house with the said Higgins, and pursuing no ostensible business, and having a large number of children and no ostensible means of livelihood, except the house and lot hereinafter mentioned.

"Your orator charges, that the said Lucretia, is the reputed owner of the Tavern house and a lot of land attached thereto, occupied for many years past, by the said Thomas as an ordinary. That the said Tavern house was when first taken by the said Thomas in a dilapidated condition, with very indifferent out-houses and enclosures of merely nominal value, but that since the occupancy of said Thomas, the said Tavern house has been almost rebuilt, very much improved, and considerable sums have been expended in buildings, improvements, and enclosures, so that the property is worth four-fold its original value, and your orator believes said improvements have been made entirely by the said Thomas, with a view to hinder delay and defend his crediting aforesaid.

(Continued on Attachment Sheet A)

CONTINUE ON SEPARATE SHEET IF NECESSARY

"Your orator further charges that the said Thomas has since become utterly insolvent and all the visible property under his control is held in the name of Lucretia Beall. Whereby your orator and other creditors of said Thomas have been hindered, delayed and defrauded of their past actions, debts and demands. Your orator especially of the judgments received..."

Lucretia answered the Bill of Complaint by saying that she knew nothing of the debts, that Higgins was only the agent to buy land for her, and that she was acting in good faith. She noted that Higgins had lived in the house with her for the last 20 years, but that improvements on her tavern had been made with her own money. The case was settled in 1857, the Court finding that "The said Higgins who has recently died, owned no property at the commencement of this suit nor at any time since." Lucretia retained her tavern.³

On the 1865 Martinet and Bond Map, H. O. Higgins is shown as operating a hotel at this site. His relationship to Lucretia Beall or Thomas Higgins is unknown. In 1867, Lucretia sold the old building and 88 3/4 acres to Margaret, wife of Hilleary O. Higgins, for \$3,500.⁴ The Higgins Tavern was still operating in October 1872, when it was the scene of a public meeting held for Democratic candidates Greeley, Brown and Ritchie,⁵ but ceased operation not long afterward. The 1879 Hopkins Atlas noted the building as one of several farms in the area owned by George W. Hyatt, but not his residence.

Hilleary Higgins died in 1901, and Margaret died soon after. Their heirs, Edgar and Josephine Higgins, sold the property in 1905 to George W. Shaw,⁶ who in turn willed it to Laura Virginia Shaw.⁷ After Laura Virginia Shaw Bready's death, her heirs sold the land to Oscar Martin,⁸ who for many years operated Martin's Dairy, Inc. The Martins had moved out of Washington, D.C., acquired a dairy herd, and for several years shipped milk to Washington. Later, a retail route and ice cream business were established. The Martins also grew alfalfa and raised hogs.

The present owners purchased 133.85 acres of land, including the old tavern property, from Martin's Dairy in 1959, and lease the building thereon.

FOOTNOTES:

1. Land Records of Montgomery County, Md. BS 1/113 (October 26, 1826).
2. Montgomery County Equity Records, Judgment STS 1/562-577; STS 3/620.
3. Ibid., Equity 94; 1866 (filed February 1856).
4. Land Records, op. cit., EBP 4/373 (October 31, 1867).
5. Montgomery County Sentinel, Notice, October 18, 1872.
6. Land Records, op. cit., 184/340 (December 8, 1905).
7. Montgomery County Orphan's Court Records, HCA 14/217.
8. Land Records, op. cit., 320/197 (August 15, 1922).

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Land, Assessment, Orphan's Court and Equity Records of Montgomery County, Maryland.

U.S. Census Records.

Maps: Martenet and Bond (1865); Hopkins Atlas (1879)

Minutes of the 100th Anniversary of the Sandy Spring Farmers' Club
February 5, 1944

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY c. 1/2 acre

VERBAL BOUNDARY DESCRIPTION**LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES**

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME/TITLE

Margaret Emery/Eileen McGuckian

Reed/Dwyer

Architectural Description

ORGANIZATION

Sugarloaf Regional Trails

DATE

October 1979

STREET & NUMBER

Box 87

TELEPHONE

926-4510

CITY OR TOWN

Dickerson

STATE

Maryland 20753

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

1606105426

MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM
for the
NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

1. NAME				
COMMON: (Silo Inn Antique Shop)				
AND/OR HISTORIC: Higgins Tavern/Hotel				
2. LOCATION				
STREET AND NUMBER: 16812 Georgia Ave.				
CITY OR TOWN: Olney				
STATE: Maryland		COUNTY: Montgomery		
3. CLASSIFICATION				
CATEGORY (Check One)	OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work In progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)				
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____	<input type="checkbox"/> Comments _____ _____
4. OWNER OF PROPERTY				
OWNER'S NAME: (formerly part of Martin's Dairy, now adjacent to the Silo Inn)				
STREET AND NUMBER:				
CITY OR TOWN:		STATE:		
5. LOCATION OF LEGAL DESCRIPTION				
COURTHOUSE, REGISTRY OF OEEOS, ETC:				
Montgomery County Courthouse				
STREET AND NUMBER:				
CITY OR TOWN:		STATE:		
Rockville		Maryland		
Title Reference of Current Deed (Book & Pg. #):				
6. REPRESENTATION IN EXISTING SURVEYS				
TITLE OF SURVEY:				
DATE OF SURVEY: <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local				
DEPOSITORY FOR SURVEY RECORDS:				
STREET AND NUMBER:				
CITY OR TOWN:		STATE:		

SEE INSTRUCTIONS

7. DESCRIPTION	
CONDITION	(Check One) <input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins <input type="checkbox"/> Unexposed
	<div>(Check One)</div> <input type="checkbox"/> Altered <input type="checkbox"/> Uncluttered
<div>(Check One)</div> <input type="checkbox"/> Moved <input type="checkbox"/> Original Site	
DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE	
<p>The hotel/tavern is built in two parts. The main (south) section is a two-story log structure with a steeply-pitched "A" roof. There are three bays on the main (east) facade and these are now obscured by a one-story, enclosed porch. A door with transom-lights is in the southeast corner of this facade and present windows are six-over-one, double-hung, although the old sash and glass indicates original six-over-six windows. The entire structure is sheathed with milled "German siding" and a large external brick chimney stack is attached to the north end.</p> <p>Apparently, there are fireplaces in both stories but the chimney base is covered by the wing on the north. This wing is one and a half stories high and is probably of log also, although it is now covered with German siding. There is a central door in the main (east) bay and one two-over-two window in the southeast corner on the first floor. There are two small openings tucked under the eaves on this facade.</p> <p>At some time salt-box-type shed roofs have been added to the rear of both sections.</p> <p>The main house is quite similar to the James Barnsley House farther up Georgia Ave. in Olney.</p>	

SEE INSTRUCTIONS

B. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|---------------------------------------|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|---|---------------------------------------|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Phi- | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | losophy | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Architecture | <input type="checkbox"/> Social/Human- | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Literature | itarian | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | <input type="checkbox"/> Transportation | _____ |

STATEMENT OF SIGNIFICANCE

SEE INSTRUCTIONS

M:23-105

9. MAJOR BIBLIOGRAPHICAL REFERENCES

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		° ' "	° ' "	
NE	° ' "	° ' "		° ' "	° ' "	
SE	° ' "	° ' "		° ' "	° ' "	
SW	° ' "	° ' "		° ' "	° ' "	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

Acreage Justification:

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:

Michael F. Dwyer, Senior Park Historian

ORGANIZATION

M-NCPPC

DATE

6/10/75

STREET AND NUMBER:

8787 Georgia Ave.

CITY OR TOWN:

Silver Spring

STATE

Maryland

12.

State Liaison Officer Review: (Office Use Only)

Significance of this property is:

National ☐ State ☐ Local ☐

Signature



NAME HIGGINS TAVERN (OLD MARTIN'S DAIRY)

#23-105

LOCATION RTE. 97, OLNEY, MD.

FACADE E

PHOTO TAKEN 6/10/75

M. Newyer